

SEND TAX NOTICE TO:

Robert A. Schwyn and Lisa A. Schwyn
2468 O'Neal Way
Hoover, AL 35242

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **SEVEN HUNDRED THIRTY FIVE THOUSAND AND 00/100 (\$735,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Jennifer J. Pate and David Gerald Pate, a married couple**, whose address is 800 East Lloyd Street, Pensacola, FL 32503, (hereinafter "Grantor", whether one or more), by **Robert A. Schwyn and Lisa A. Schwyn**, whose address is 2468 O'Neal Way, Hoover, AL 35242, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Robert A. Schwyn and Lisa A. Schwyn, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **2468 O'Neal Way, Hoover, AL 35242 to-wit:**

Lot 40, according to the Survey of Kirkman Preserve - Phase 3, as recorded in Map Book 44, pages 58 A & B in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

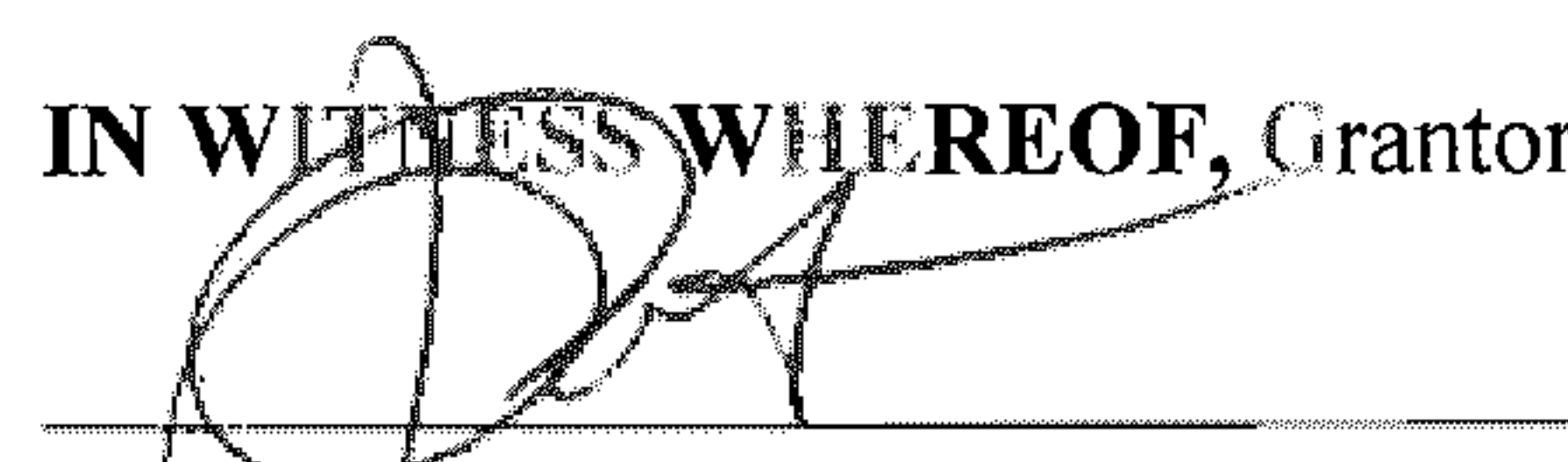
Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

Robert A. Schwyn is one and the same person as Bob Schwyn, and Lisa A. Schwyn is one and the same person as Lisa Schwyn.

David Gerald Pate is one and the same person as David G. Pate

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 15th day of May, 2024.



Jennifer J. Pate



David Gerald Pate

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Jennifer J. Pate and David Gerald Pate whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of May, 2024.



Notary Public

My Commission Expires:

PATRICK SKYLER MURPHY
Notary Public, Alabama State at Large
My Commission Expires 03/25/26



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/20/2024 11:58:59 AM
\$762.00 JOANN
20240520000148710

